



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

### RESULTS

### 2/8/2018

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

#### # 1 540 KING STREET

##### SITE PLAN

Project Classification: SITE PLAN

Address: 540 KING STREET

Location: PENINSULA

TMS#: 4600804062

Acres: 0.06

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: GB

☐ new BP approval tracking

City Project ID #: 170425-KingSt-1

City Project ID Name: TRC\_SP:540KingStreetDevelopment

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: VANDERKING 540, LLC

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plans for a new 7,800 sq. ft. commercial development.

**RESULTS:** Revise and resubmit to TRC.

#### # 2 AAA GO CLEAN CAR WASH

##### SITE PLAN

Project Classification: SITE PLAN

Address: 1109 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3490800006, 012, 014

Acres: 1.26

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000031

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: MPV PROPERTIES, LLC

Applicant: EMPIRE ENGINEERING, LLC

Contact: THOMAS DURANTE

843-308-0800

tdurante@empireeng.com

Misc notes: Construction plans for a new car wash and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

#### # 3 HAYES PARK

##### SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: 3530 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 2790000067 & 235

Acres: 17.197

# Lots (for subdiv): 58

# Units (multi-fam./Concept Plans):

Zoning: CT, LB, DR-6

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000055

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: NEW LEAF BUILDERS, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: DANNY FORSBERG

843-571-2622

danny@forsberg-engineering.com

Misc notes: Subdivision concept plan for a mixed use development and associated improvements.

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the February PC meeting.

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#### #4 PORT CITY PARTNERS PARKING LOT IMPROVEMENTS

##### SITE PLAN

Project Classification: SITE PLAN

Address: 1519 KING STREET

Location: PENINSULA

TMS#: 4641000087

Acres: 1.1

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: HI

Misc notes: Construction plans for parking lot improvements.

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000083

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: PORT CITY PARTNERS

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, stormwater technical report, CAA fee if necessary & revised NOI required.

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#### #5 9 F STREET

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 9 F STREET

Location: PENINSULA

TMS#: 4631603025

Acres: 0.48

# Lots (for subdiv): 2

# Units (multi-fam./Concept Plans):

Zoning: DR-2F

Misc notes: Preliminary subdivision plat to create two lots.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000052

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: MARK MORRIS

Applicant: PALMETTO LAND SURVEYING, INC. 843-571-5191

Contact: JAMES PENINGTON palmettols@bellsouth.net

**RESULTS:** Revise and resubmit to TRC.

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#### #6 BEES FERRY RETAIL CENTER

##### SITE PLAN

Project Classification: SITE PLAN

Address: 2060 BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 3580000099

Acres: 3.027

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: LB

Misc notes: Site plans for a new retail center and associated improvements

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000084

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: WILLCO PROPERTIES, LLC

Applicant: CCAD ENGINEERING

Contact: RYAN SANDS

843-973-8399

ryans@ccadengineering.com

**RESULTS:** Revise and resubmit to TRC; unit numbering plan required.

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#### #7 THE ENCLAVE AT LC LINE STREET

##### SITE PLAN

Project Classification: SITE PLAN

Address: 487-493 MEETING STREET & 34 LINE STREET

Location: PENINSULA

TMS#: 4590503101, 102, 103, 104

Acres: 0.20

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: GB

Misc notes: Construction plans for the relocation and renovation of existing residential/mixed use structures and associated improvements.

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000085

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: BAR, PC

Owner: LIFESTYLE COMMUNITIES

Applicant: BOWMAN CONSULTING GROUP

Contact: RICHARD WATERS

843-501-0333

rwaters@bowmancg.com


**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, CAA fee, SCDHEC d-0451 form, EPSC Certification, SDSM checklist & traffic impact study required.

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**#8 GREENWAY PRESERVE (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: MUTUAL DRIVE  
Location: WEST ASHLEY  
TMS#: 3100600106  
Acres: 5.22  
# Lots (for subdiv): 18  
# Units (multi-fam./Concept Plans):  
Zoning: SR-6

 new BP approval tracking

City Project ID #: TRC-SUB2017-000043  
City Project ID Name:

Submittal Review #: 2ND REVIEW  
Board Approval Required: PC

Owner: CATALYST BUILDERS, INC.  
Applicant: HLA, INC.  
Contact: ANDREW TODD-BURKE

843-763-1166  
atoddburke@hlainc.com

Misc notes: Preliminary subdivision plat for an 18 lot subdivision.

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#9 GREENWAY PRESERVE (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: MUTUAL DRIVE  
Location: WEST ASHLEY  
TMS#: 3100600106  
Acres: 5.22  
# Lots (for subdiv): 18  
# Units (multi-fam./Concept Plans):  
Zoning: SR-6

 new BP approval tracking

City Project ID #: TRC-SUB2017-000043  
City Project ID Name:

Submittal Review #: 2ND REVIEW  
Board Approval Required: PC

Owner: CATALYST BUILDERS, INC.  
Applicant: HLA, INC.  
Contact: ANDREW TODD-BURKE

843-763-1166  
atoddburke@hlainc.com

Misc notes: Road construction plans for an 18 lot subdivision.

**RESULTS:** Revise and resubmit to TRC.

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**#10 DANIEL ISLAND RECREATION CENTER****SITE PLAN**

Project Classification: SITE PLAN  
Address: FAIRBANKS DRIVE  
Location: DANIEL ISLAND  
TMS#: 2710000006  
Acres: 31.34  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: DI-GO

 new BP approval tracking

City Project ID #: TRC-SP2018-000086  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required: DRC

Owner: CITY OF CHARLESTON  
Applicant: SEAMONWHITESIDE & ASSOCIATES  
Contact: PATTERSON FARMER

843-884-1667  
pfarmer@seamonwhiteside.com

Misc notes: Construction plans for a new recreation center in an existing park.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, CAA fee, SCDHEC NOI, SDSM checklist & traffic impact study required.

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**#11 AMERICAN STAR****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: OAKVILLE PLANTATION ROAD  
Location: JOHNS ISLAND  
TMS#: 3170000011, 055, 089  
Acres: 201.6  
# Lots (for subdiv): 205  
# Units (multi-fam./Concept Plans):  
Zoning: RR-1 & LI

 new BP approval tracking

City Project ID #: TRC-SUB2017-000056  
City Project ID Name:

Submittal Review #: 3RD REVIEW  
Board Approval Required: PC

Owner: KEITH LACKEY, ETAL.  
Applicant: SYNCHRONICITY  
Contact: TODD RICHARDSON

843-203-4766  
todd@synchronicity.design

Misc notes: Subdivision concept plan for a new residential neighborhood.

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the February PC meeting.

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Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.